GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Kakinada Urban Development Authority (KAUDA), Kakinada – Change of Land Use from Public and Semi Public Land Use / Institutional Land Use to Residential Land Use in Sy.No.217/2B of Suryaraopet, Kakinada to an extent of 12707.00 Sq.Mts. or Ac.3.14 cents at Sasikanth Nagar, Kakinada as applied by the Secretary and Correspondent, the Kakinada Education Society – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No.188 Dated:16.12.2022

Read the following:-

1. From the VC, KAUDA, Kakinada, Lr.Roc.No.952/2022/KAUDA, dt:18.08.2022.
2. Govt. Memo No.1869286/H2/2022, dt.27.10.2022.
3. From the VC, KAUDA, Kakinada, Lr.Roc.No.952/2022/KAUDA, dt:15.11.2022.
4. Government Memo No.138400/H1/2016, dt.15.02.2017.
5. Govt. Memo No.1869286/H2/2022, dt:17.11.2022.
6. A.P. Extraordinary Gazette No.1388, Part-I, dt:17.11.2022.
7. From the VC, KAUDA, Kakinada, Lr.Roc.No.952.2022/KAUDA, dt:09.12.2022.

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ORDER:-

The Draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.1388, Part-I, dated:17.11.2022. The Vice Chairperson, Kakinada Urban Development Authority (KAUDA), Kakinada in the reference 3rd read above has submitted that, the Municipal Commissioner, Kakinada has informed that the applicant has paid total an amount of Rs.27,35,568/- vide D.D.No.516294, dated:07.11.2022 towards Development/Conversion Charges for the proposed change of land use.

2. The Vice Chairperson, Kakinada Urban Development Authority (KAUDA), Kakinada in the reference 7th read above, has submitted that, they have published the draft variation appendix notification pertaining to change of land use in the Vaartha (Telugu version) and in The Hans India (English version), respectively on 22.11.2022 calling for objections/suggestions from the general public. On publication of notification no complaints/suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

Contd.,2

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 16.12.2022.

(BY ORDER AND IN THE NAME OF THE GOVERNEOR OF ANDHRA PRADESH)

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairperson, Kakinada Urban Development Authority, Kakinada, Kakinada District.

Copy to:
The individual through the Kakinada Municipal Corporation, Kakinada, Kakinada District.
The Director of Town and Country Planning, AP, Mangalagiri.
The District Collector, Kakinada District.
Sf. [1869286/22]

//FORWARDED::BY::ORDER//

P.v.s. Rangl
SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.160, MA, dated:24.04.2019 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.No.217/2B to an extent of 12707.00 Sq.Mts. or Ac.3.14 cents of Suryaraopeta at Sasikanth Nagar and Kakinada Municipal Corporation and the boundaries of which are shown in the schedule hereunder and which is earmarked for Public and Semi Public land use / Institutional land use in the General Town Planning Scheme (Master plan) of Kakinada sanctioned in G.O.Ms.No.160, M.A., Dated:24.04.2019 is now designated for Residential land use by variation of change of land use and marked as "A, B, C, D" in the revised part proposed land use map G.T.P.No.01/2022/G1 available in the Municipal Corporation Office, Kakinada, **subject to the following conditions that:**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.

Contd.,3

2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Park place in L.P.No.151A/1994
East	:	Existing 40'-0" wide CC road
South	:	Parking as per L.P.No.9/1995 (Presently Municipal Water works)
West	:	Existing 40'-0" wide CC road

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.r.s. Rao
SECTION OFFICER